



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

AGENDA

Natrona County Planning Commission
Tuesday September 8, 2015 – 5:30 P.M.
Commissioner's Meeting Room
200 North Center St.
Casper, WY 82601

ITEMS ON THIS AGENDA ARE SUBJECT TO A SECOND PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR FINAL ACTION. RECOMMENDATIONS BY THE PLANNING COMMISSION ON ITEMS FROM THIS AGENDA MAY BE CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING OCTOBER 6, 2015 AT 5:30 P.M.

1. Approval of the August 11, 2015 Planning Commission Meeting Minutes.
2. **ZC15-2** – A request by Daniel McGlade for approval of a **Zone Map Amendment** from the existing Urban Agriculture (UA) zoning district to the Light Industrial (LI) zoning district on a 9.73 acre parcel in the NE/4 of the NW/4 of the NE/4 of Section 3, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is currently addressed as 6471 Zero Road.
3. **ZC15-3** – A request by Kevin Rich for approval of a **Zone Map Amendment** from the existing Urban Agriculture (UA) zoning district to the Commercial (C) zoning district on a 691.52 acre parcel in portions of Sections 4 and 9, Township 34 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is accessed from the Frontage Road.

---PUBLIC COMMENT---

4. "Public Comment" is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note that no formal action will be taken on these items during this time, due to the open meeting law provision. However, they may be scheduled on a future posted agenda, if action is required.

ADA Compliance: Natrona County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Natrona County Development Department at (307) 235-9435 so that appropriate auxiliary aids and services are available.



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION August 11, 2015

MEMBERS PRESENT: Harold Wright, Jim Brown, and Hal Hutchinson

MEMBERS ABSENT: Bob Bailey, and Tom Davis

STAFF MEMBERS PRESENT: Jason Gutierrez, Trish Chavis, and Peggy Johnson

OTHERS PRESENT: Bill Knight

Chairman Wright called the meeting to order at 5:30 p.m.

ITEM 1

Brown moved and Hutchinson seconded a motion to approve the June 9, 2015 meeting minutes.

Motion carried unanimously.

ITEM 2

Chairman Wright opened the public hearing for **PS15-9** – A request by James & Sharlynn Kountz for approval of a final plat for the Kountz Subdivision, a Major Subdivision consisting of 12.5 acres divided in 2 lots in the Rural Residential One (RR-1) zoning district located on lot 6 of the Meadow Acres Subdivision in Section 4, Township 33 North, Range 77 West of the 6th Principal Meridian, Natrona County, Wyoming. Property is addressed as 13613 E. US Highway 20-26.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Kountz Subdivision, Major Subdivision, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

Discussion between Planning Commissioners and Staff

Public hearing open

Speaking in favor –Jim and Sharlynn Kountz, Casper

Discussion between the Planning and Zoning Commission, Staff, the County Attorney, and the Applicant.

Speaking in opposition – None

Public hearing closed

Brown moved approval of PS15-9, the final plat of the Kountz Subdivision, a Major Subdivision, recommendation to the Board of County Commissioners, and incorporate by reference all findings of fact set forth herein and make them a part thereof as presented by staff. Hutchinson seconds the motion.

Motion carries unanimously.

ITEM 3

Chairman Wright opened the public hearing for **PS15-10** – A request by Amoco Reuse Agreement Joint Powers Board and Holt Properties, LLC for approval of a final plat for the Salt Creek Height Business Center Phase II, a Major Subdivision consisting of 52.97 acres divided into 7 lots, and 2 tracks in Block 1(33.53 acres) and 1 lot in Block 2 (19.44 acres) on a parcel in a Planned Unit Development, located in the SW/4 of the SW/4 of Section 32, Township 34 North, Range 79 West, the W/2 of the NW/4 of Section 5 and the E/2 of the NE/4 of Section 6, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The Subdivision is accessed off Salt Creek Parkway and Opportunity Blvd.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Salt Creek Heights Business Center Phase II, Major Subdivision, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

Discussions between the Planning Commissioners and Staff

Public hearing opened

Those speaking in favor – Keith Tyler, Casper.

Those speaking in opposition – none

Public hearing closed

Hutchinson moved approval of PS15-10, a final plat of the Salt Creek Height Business Center Phase II, Major Subdivision, by the Board of County Commissioner and incorporate by reference all findings of fact set forth herein and make them a part thereof. Brown seconded the motion.

Motion carries unanimously.

ITEM 4

Chairman Wright opened the public hearing for **PS15-11**, – A request by the Amoco Reuse Agreement Joint Powers Board for approval of a final plat for the Salt Creek Heights Business Center Phase III, Major Subdivision consisting of 37.83 acres divided into 5 lots on a parcel in a Planned Unit Development, located in the SE/4 of the SE/4 of Section 31, the SW/4 of the SW/4 of Section 32, Township 34 North, Range 79 West and NW/4 of the NW/4 (lot 4) of Section 5, the NE/4 of the NE/4 (lot 1) of Section 6, Township 33 North, Range 79 West, of the 6th Principal Meridian, Natrona County, Wyoming. The subdivision is accessed from Opportunity Blvd.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Salt Creek Heights Business Center Phase III, Major Subdivision, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

Public hearing opened.

Those speaking in favor – Keith Tyler, Casper.

Those speaking in opposition – none

Public hearing closed

Brown moved approval of PS15-11, a final plat of the Salt Creek Height Business Center Phase III, Major Subdivision, by the Board of County Commissioner and incorporate by reference all findings of fact set forth herein and make them a part thereof. Hutchinson seconds the motion.

Motion carries unanimously.

ITEM 5

Chairman Wright opened the public hearing for the review and approval of the Memorandum of Understanding (MOU) for the West Belt Loop Land Use Connectivity and Access Plan.

Discussion between the Planning Commissioners and Staff.

Public hearing opened

Those speaking in favor – none

Those speaking in opposition – none

Public hearing closed

Brown moved approval of the Memorandum of Understanding (MOU) for the West Belt Loop Land Use Connectivity and Access Plan. Hutchinson seconded the motion.

Motion carries unanimously.

Public comment – None

Commissioner Hutchinson motioned to adjourn meeting at 6:10 p.m. Commissioner Brown seconded the motion. Motion carries.

Harold Wright, Chairman
Natrona County Planning and Zoning Commission

Renea Vitto
Natrona County Clerk

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ZONE CHANGE APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

FROM: Urban Agriculture

TO: Light Industrial

Applicant:

Owner:

1. Name Daniel J. McGlade

Name Same

2. Address 6790 Casper Mountain Road
Casper, WY 82601

Address _____

3. Phone 307-262-0478

Phone 307-262-0478

4. Legal description and size of property (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter-section, section, township and range). NE1/4NW1/4NE1/4

Section 3 T.33N.R.80W. Natrona County

9.73Ac +/-

5. Common description of the property to be rezoned (street address and location description):

West of Robertson Road and South of Zero Road

6. Type of sewage disposal: Public ☐ Septic ☒ Holding Tank ☐ Other ☐

7. Source of Water City Water

8. This property was purchased from: Ronald Darling Jr. & Ralph P. Darling

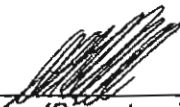
9. The date this property was purchased: September 2014

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to give authority to violate or cancel the provisions of any other State or local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record. I (We) further understand that all application fees are non-refundable.

Rev. 9/30/2008

Applicant:  Date: 4.21.15
(Signature)

Print Applicant Name: Daniel J. McGlade

Owner:  Date: 4.21.15
(Signature)

Print Owner Name: DAN MCGLADE

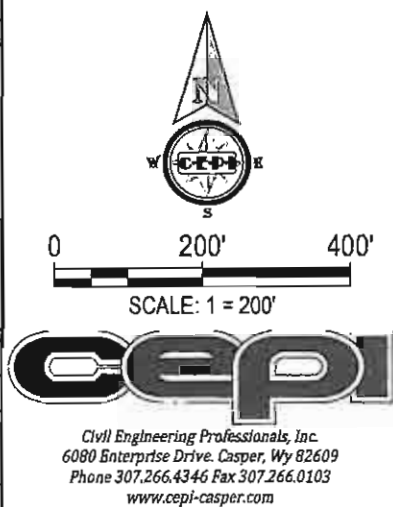
PROPOSED ZONE CHANGE
DAN McGLADE

Mr. McGlade is seeking the zone change from Urban Agriculture to Light Industrial. The applicant is seeking this zone change to address the changing environment on Zero Road. Mr. McGlade owns the property to the East of the subject property and this property is zoned Light Industrial. In addition, all of the lots to the East and North of the Subject Property are zoned Light Industrial. Mr. McGlade purchased the property in September, 2014 for the purpose of developing the property for either re-sale or rental to a commercial buyer or tenant. The prospective buyer or tenant would be an entity that would need ability to perform light industrial activities similar to those activities currently engaged by Nabors Drilling, Platte Pipeline, Sinclair Pipeline, Power Services, Energy Transportation, Varco as well as those industrial business further to the West of this property.

This change to Light Industrial will allow and encourage the development of the area to the benefit of the public interest. This area has been developing as the center for light industrial businesses and continued, managed growth in the same area would benefit all of the public.



M:\Lond 2015\Survey_Dwg\15-152 McGlade\McGlade ZONE CHANGE.dwg, 4/15/2015, Bill



DANIEL J. McGLADE ZONE CHANGE
NE 1/4 NW 1/4 NE 1/4
Section 3, T.33N., R.80W.
Natrona County, Wyoming
April, 2015
W.O. 15-152

EXHIBIT 'A'
COUNTY OF NATRONA
APPLICATION FOR 30' wide approach

No. _____

Applicant: Daniel J. McGlade

Address: PO BOX 2848 Casper, WY 82602 Phone: 307-262-0748

Furnish the Following Information:

- 1) Location: Section 3, Township 33 North, Range 80 West.
- 2) County Road Designation County Road #202 - Zero Road
- 3) Surface of County Road Asphalt
- 4) Soils Type where applicable _____
- 5) Reason for Application Would like to provide access to property from County Road
instead of private road (Rosbery Rd) on the West.
- 6) Specifications: (Attach 3 copies where applicable)
5" thick asphalt/8" thick grading w Base Course.
- 7) Plan: (Attach 3 copies where applicable)

SKETCH

See attached exhibit

Approved: _____

Road and Bridge Superintendent

County Engineer

County Commissioner

Approval Date: _____



Notary Agent

Wyo. Reg. P.E.

Completion Date: _____

6-8-15
Date

Date

ORIGINAL -- RECORDING FILE

LICENSE

Date 6/8/15

Road Zero Road - County Road 202

The BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF NATRONA, STATE OF WYOMING, (hereinafter called the "Board", hereby grants a license to Daniel McGlade

(hereinafter called the "Licensee"), to construct, maintain, use and operate a 30' wide approach (hereinafter called the "Facility"), located in Section 3 Township 33N Range 60W W, upon the property of the County of Natrona, acquired for and utilized in the operation and maintenance of a county road in the locations and positions and in strict accordance with the specifications shown on the plan dated _____, attached hereto, marked Exhibit "A", and by this reference specifically made a part hereof.

This license is granted upon such express terms and conditions as are inserted below, and should the Licensee at any time violate any of the said terms or conditions herein contained or use or attempt to use said facility for any other or different purpose than that above specified, or refuse or fail to comply with any rule or direction of the County Road and Bridge Superintendent, made by said Superintendent under his general supervisory powers of control and supervision of county roads for the use and safety of the general public, then the Board may, at its option, immediately revoke this license.

This license is subject to the following conditions:

FIRST. The work of constructing, altering and maintaining of the Facilities shall be prosecuted and completed in a good and workmanlike manner at the sole expense of the Licensee and under supervision of, and to satisfactorily meet the specifications of the County Road and Bridge Superintendent. Such work of construction, alteration and maintenance of the Facility shall be done in such a manner as to in no way interfere with the use, operation and maintenance by the County of Natrona of a county road for county road purposes, and in such manner as to in no way endanger the general public in use of said county road right-of-way.

SECOND. The said Licensee shall give to the Board, through the County Road & Bridge Superintendent, at least ten days notice, in writing, before entering upon the county road right-of-way for the purpose of reconstruction or alteration of the Facility or to make necessary repairs, except in case of genuine emergency requiring immediate repair, then in that event, the Licensee shall notify the Board, through the County Road & Bridge Superintendent, or local maintenance authority immediately enter upon the county road right-of-way and make necessary repairs. Licensee shall be responsible for any repairs necessary to road or right-of-way for 180 days after completion of construction.

THIRD. The said Licensee agrees to forever indemnify and defend the Board, their agents or employees, against and save them harmless from all liability for damage to property or injury to or death of persons, including all costs and expenses incident hereto, arising wholly or in part from or in connection with the exercise of construction, alteration, maintenance, repair, renewal, reconstruction, operation, use or removal of the said Facility as it pertains to county road property.

FOURTH. The Board reserves the right to use, occupy and enjoy its right-of-way for a county road and for county road purposes, in such manner and at such times as it shall desire, the same as if the instrument had not been executed by it. If any such use shall at any time necessitate any change in the location or manner of use of said Facility, or any part thereof, such changes or alteration shall be made by the Licensee, at the sole expense of said Licensee, upon the demand of the Board, through the County Road & Bridge Superintendent, and neither the Board nor the County of Natrona shall be liable to the said Licensee on account thereof, or on account of any damage growing out of any use which the County of Natrona or the Board, or either of them, may make of its said right-of-way.

FIFTH. The Board shall have the right at any time to revoke this license by the giving of thirty (30) days notice in writing to the said Licensee, and at the expiration of the time limited by said notice, or upon the express revocation of this license for any of the causes enumerated herein, the Licensee shall promptly and in the manner directed by the Board, through the County Road & Bridge Superintendent, remove said Facility and each and every part thereof, hereby authorized, from the premises of the county road right-of-way and leave said premises in the same condition in which they were before the installation of said Facility. Upon the refusal or failure of the Licensee so to do, the Board may remove the Facility and each and every part thereof and restore the county road right-of-way to the same condition as before the granting of this license, and the Licensee hereby agrees promptly to pay to the County of Natrona the cost of said removal of the Facilities, and each and every part thereof.

SIXTH. The County of Natrona and the Board, for the purpose of this license, hereby disclaims any representation or implication that it makes any title in any county road right-of-way other than a perpetual easement for road purposes for so much land as described by the instrument conveying such easement. The Licensee by these present accepts notice and agrees that any expenses or damages incurred by said Licensee as a result of this disclaimer shall be borne by said Licensee at no expense whatsoever to the Board or the County of Natrona. It shall be also understood that on Access Facility Highways, ingress and egress shall be limited to those locations as designated by the Board, or their Designated Representative, and shown on plans on file in the office of the County Road Department and County Surveyor.

SEVENTH. The waiver of any breach of any of the terms or conditions of this license shall be limited to the act or acts constituting such breach, and shall never be construed as being a continuing or permanent waiver of any such term or condition, all of which shall be and remain in full force and effect, as to the future acts or happenings, notwithstanding any such individual waiver or any breach thereof.

EIGHTH. The said Licensee agrees to locate underground facilities when needed by the County or other users for future construction and maintenance activities. This location information will include the marking of the facility on the ground, as specified by W.S. §37-12-301 et seq., with the appropriate color and including the name and elevation of the utility and shall be done both horizontally and vertically, by coordinates, by a licensed land surveyor to a public land survey corner. This information shall be shown on plans created by the utility company or facility owner and a copy will be sent to the Natrona County Surveyor's Office in Casper, Wyoming. Costs for identifying and locating the facility will be the responsibility of the utility company or facility owner on County right-of-ways.

No official or employee of the County of Natrona, other than the Board of County Commissioners, shall have authority to waive any term or condition herein contained. Any amendments to this license agreement shall be in writing, signed by the licensee and designated representatives of the county commissioners.

Date of Commencement _____
(Five (5) day notice must be given County Road & Bridge Superintendent before start of construction)

Date of Completion _____
(County Road & Bridge Superintendent must be notified within five (5) days after construction)

IN WITNESS WHEREOF: The Board of County Commissioners, has caused this license to be executed on the _____ day of _____, A.D., 19 _____

COUNTY OF NATRONA

By

Road & Bridge Superintendent

By

County Surveyor

ATTEST:

By

Chairman of the Board of County Commissioners

County Clerk

The undersigned, the Licensee mentioned in the foregoing license, hereby accepts the same, subject to the terms and conditions contained therein.

ATTEST:

Secretary

President

(the original instrument must be recorded in the County Clerk's office by Licensee)

ORIGINAL - RECORDING FILE, YELLOW - COMMISSIONERS, PINK - COUNTY SURVEYOR, DOLORENDO - LICENSEE

REQUEST FOR ZONE MAP AMENDMENT

ZC15-2

STAFF REPORT: Trish Chavis

August 18, 2015

For

September 8, 2015

Planning and Zoning Commission

And

October 6, 2015

Board of County Commission Meeting

Applicant: Daniel Mc Glade

Request: Zone change from Urban Agriculture (UA) to Light Industrial (LI) zoning of approximately 9.73 acres.

BACKGROUND

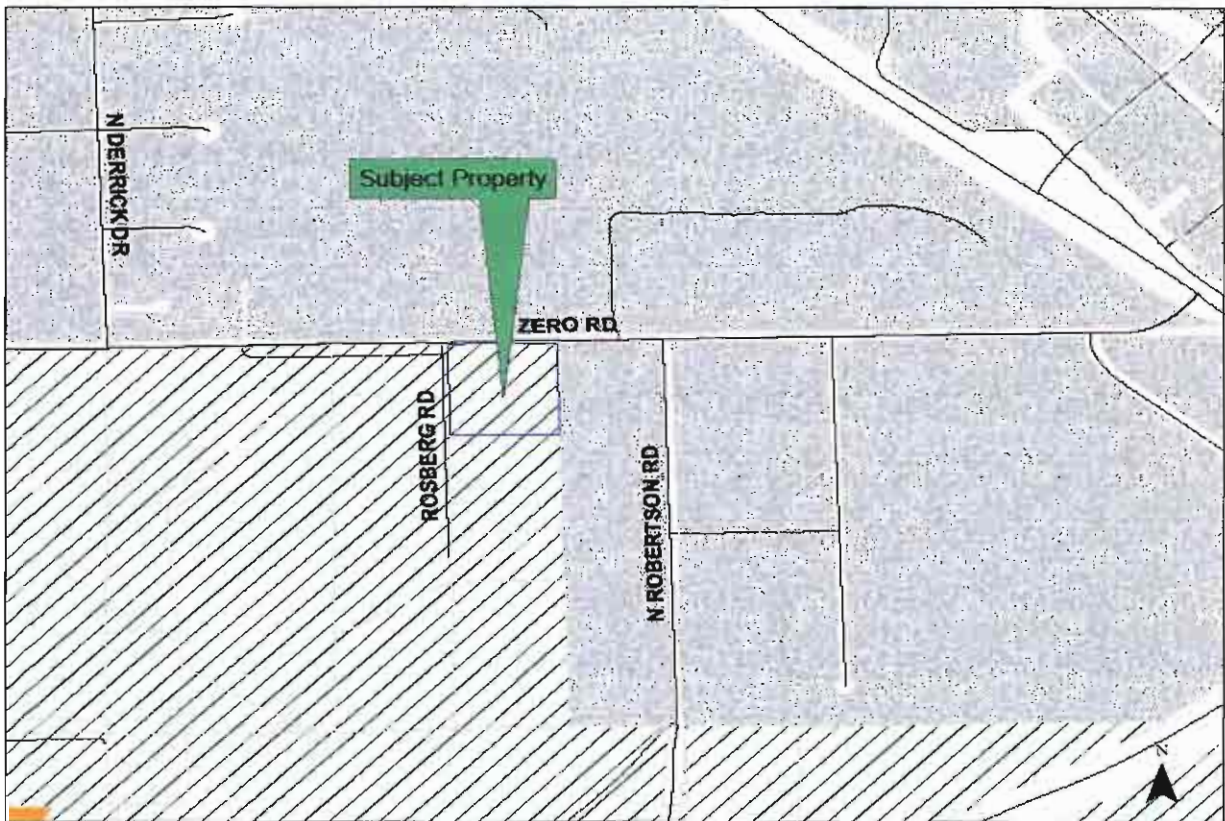
The subject property was zoned Open District until 1980 when the county wide rezone changed this parcel to Agriculture (A). In 2000 the Zoning Resolution consolidated the zoning districts and in this case the Agriculture (A) district became Urban Agriculture (UA).

The properties to the north and east were zoned Light Industrial (LI) dating back as early as July of 1977.

LOCATION AND ZONING

The property is located in a portion of the NE NW NE of Section 3, Township 33 North, Range 80 West of the 6th Principle Meridian, Natrona County, Wyoming. The parcel is located just south of Zero Road and borders Rosberg Road on the west side. The applicant was granted a thirty (30) foot approach from Zero Road into his property. This property has the address of 6471 Zero Road.

As stated above this property is zoned Urban Agriculture (UA). The properties to the north and east are zoned Light Industrial (LI), while the properties to the west and south are zoned Urban Agriculture (UA).



GENERAL STANDARDS
FOR
ZONE MAP AMENDMENTS

Definition: An applicant must demonstrate that at least one of the following criteria is met for the approval to be consistent with the Zoning Resolution:

- 1) Is necessary to come into compliance with the Natrona County Development Plan.
- 2) Existing zoning of the land was the result of a clerical error.
- 3) Existing zoning of the land was based on a mistake of fact.
- 4) Existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.
- 5) The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
- 6) Proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Natrona County Development Plan.

The applicant is seeking this Zone Map Amendment under Criteria #5. The following statement was provided:

Mr. Mc Glade is seeking the zone change from Urban Agriculture to Light Industrial. The applicant is seeking this zone change to address the changing environment on Zero Rd. Mr. Mc Glade owns the property to the East of the subject property and this property is zoned Light Industrial. In addition, all of the lots to the East and North of the Subject Property are zoned light industrial. Mr. Mc Glade purchased the property in September of 2014 for the purpose of developing the property for either re-sale or rental to a commercial buyer or tenant. The prospective buyer or tenant would be an entity that would need ability to perform light industrial activities similar to those activities currently engaged by Neighbors Drilling, Platte Pipeline, Power Service, Energy Transportation, Varco as well as those industrial businesses further to the West of this property.

This change to Light Industrial will allow and encourage the development of the area to the benefit of the public interest. This area has been developing as the center for Light Industrial businesses and continued, managed growth in the same area would benefit all of the public.

Proposed finding if fact: Staff does not find evidence that this criterion has been met. The land or its surrounding environs has not changed to such a degree to consider a zone change. The Light Industrial properties in this area have existed for thirty-five (35) years. Westgate Park 3 was zoned Light Industrial in 1980, Zero Road Industrial Park was zoned Light Industrial in 1977, O'Quinn Subdivision was zoned Light Industrial on 1978. The Light industrial properties to the east and northeast were zoned Light Industrial as part of the County Wide Rezone of 1980.

The zone change for this property is not supported by the Development Plan. The Planning Neighborhood for this property is Neighborhood 21- Poison Spider. The land use projection for this area

is to limit residential and infill industrial areas. The plan calls for Agriculture, with no new subdivisions, limit development. The applied goal is to preserve agricultural lands.

KEY ISSUE

Should Natrona County approve a zone change from Urban Agriculture to Light Industrial when the criterion has not been met?

Staff proposes a motion and vote by the Planning and Zoning Commission to recommend denial by the Board of County Commissioners of the proposed zone change from Urban Agriculture (UA) to Light Industrial (LI) zoning district.

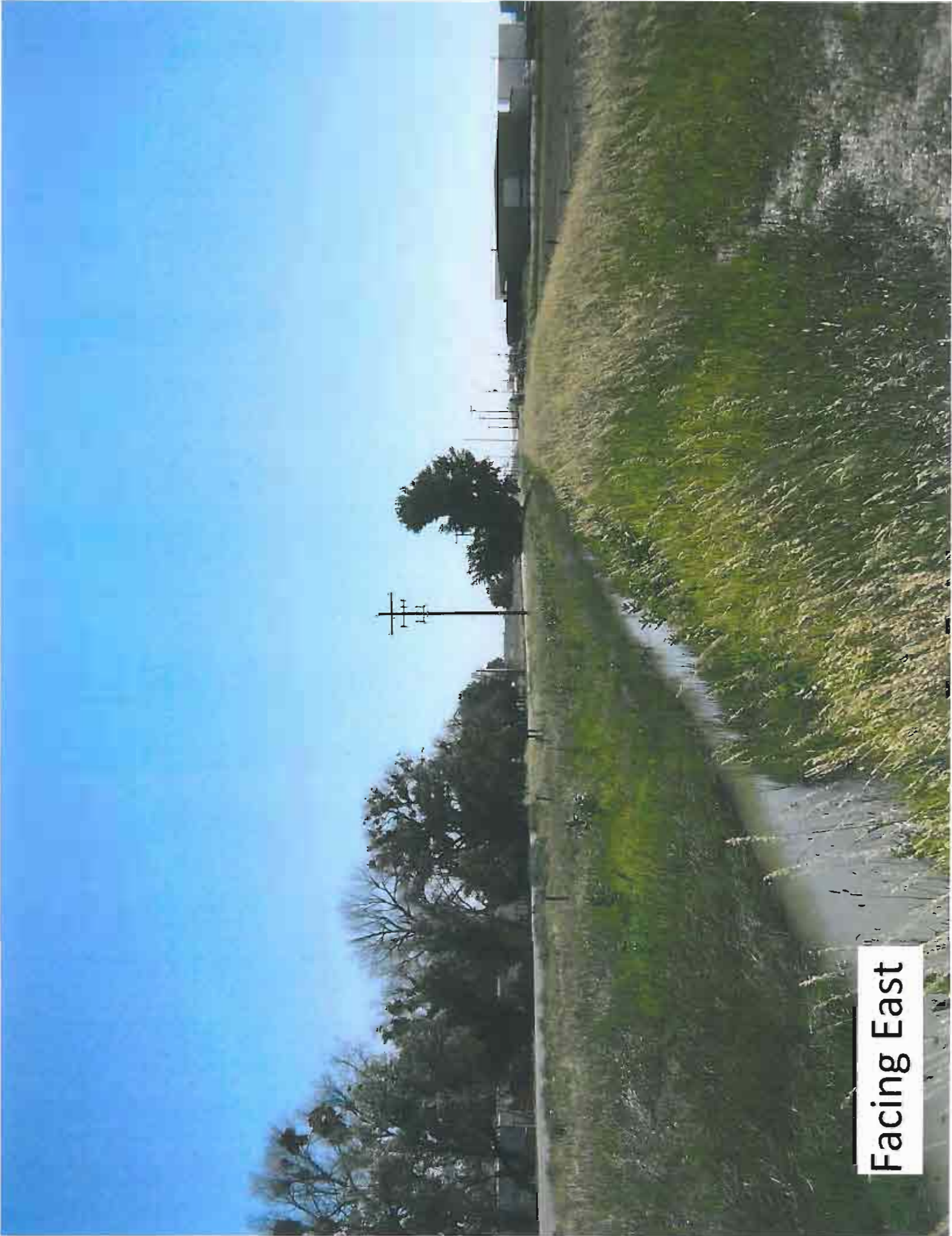
Staff also recommends that the motion incorporate by reference all findings of fact set forth herein and make them a part thereof.

PUBLIC COMMENT

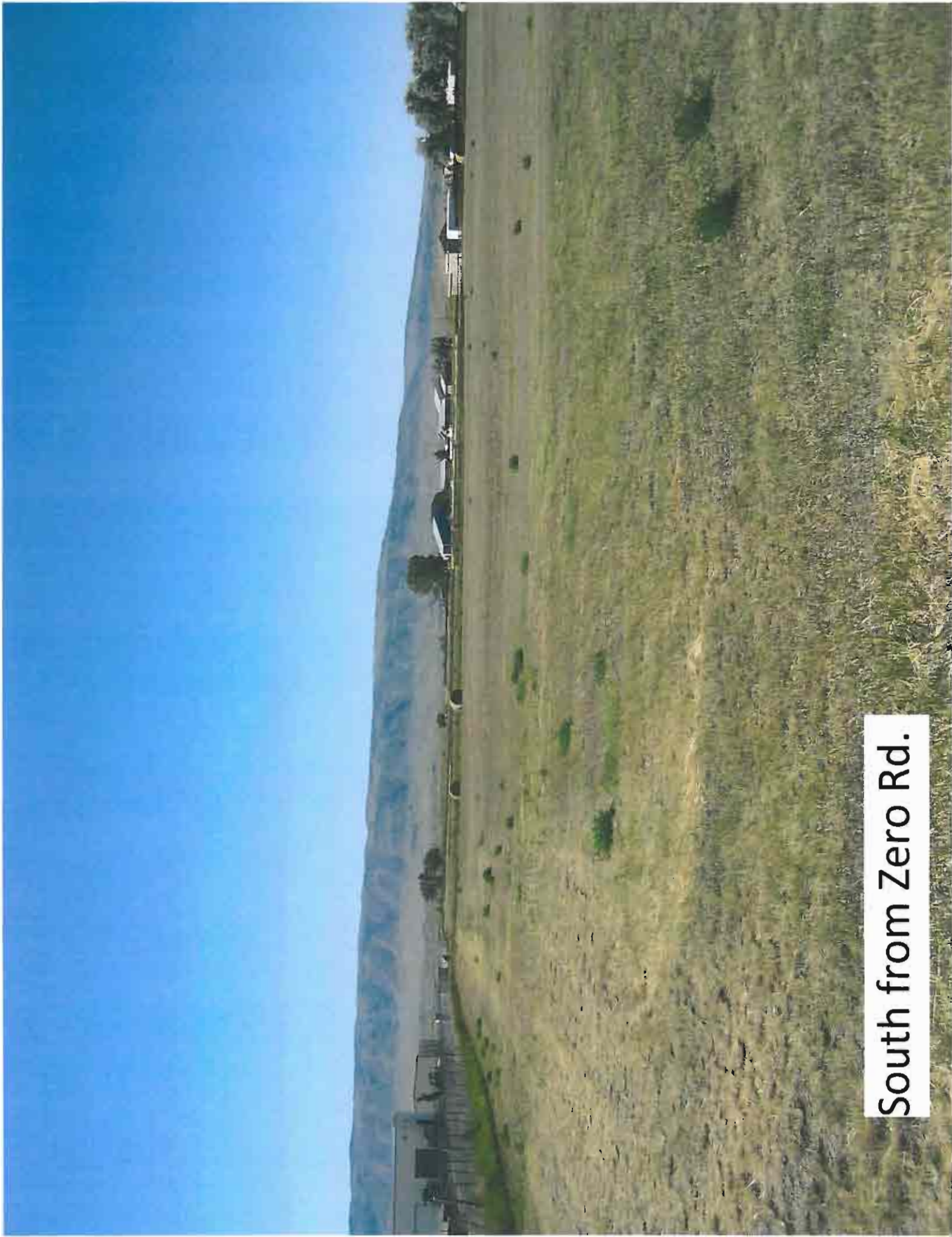
As of the date of this staff report 31 comments in opposition have been received.



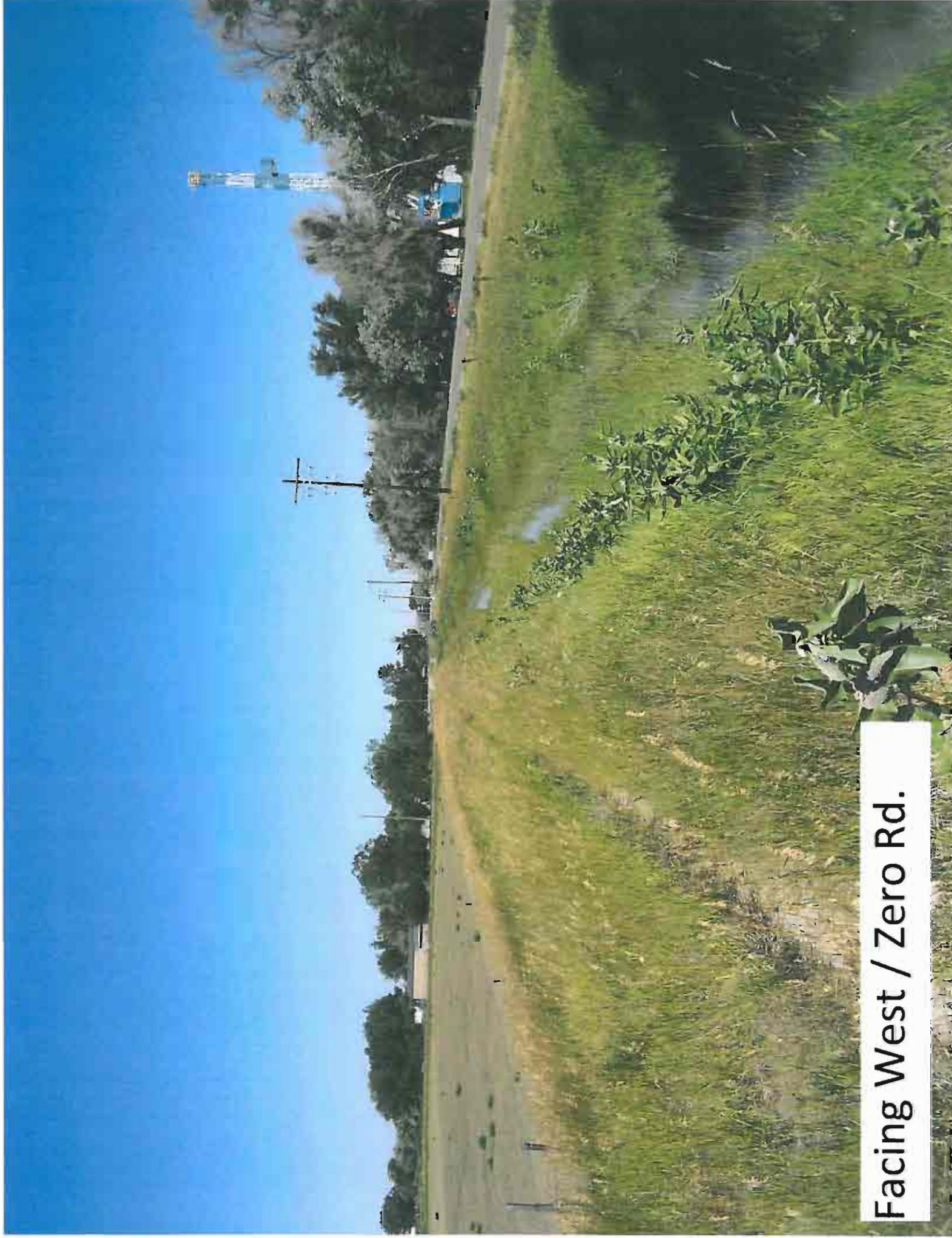
Facing East



South from Zero Rd.



Facing West / Zero Rd.



Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

Dear Natrona County Planning Commission,

A recent request, by Daniel J. McGlade, has been submitted to you with regards to the zoning of his 9.73 acre property located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W. The current zoning of the property is urban agricultural, and Mr. McGlade has requested to change the zoning to light industrial.

Any time a person, persons or entity purchases a property, they are responsible for performing due diligence and researching what attributes come with that property. Examples of these various attributes include membership of HOA organizations, zoning, easements within the property, power line locations, gas line locations, mineral rights, surface rights, covenant, water rights, etc.

Mr McGlade's property is subject to a restrictive covenant, which was established in a Warranty Deed #127760, recorded for the property on June 5, 1972, & created by J.J. Nichols and Sybil Nichols. The covenant is still active and has not been disbanded by a vote of the persons owning the majority of the acreage within the lands.

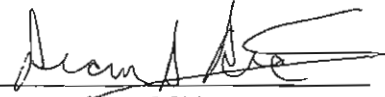
The property owners that fall within the covenant, documented in the Warranty Deed #127760, are Daniel J. McGlade (9.73 acres within Lot 2), John E. Rosberg (9.81 acres within Lot 3), Jeanette L. Valentin (4.94 acres within the SWNE Corner), and Dean D. Dick (14.90 acres within the SWNE corner).

The covenant requires zoning of the properties to be urban residential, unless by vote of the persons owning the majority of the acreage within the lands agrees to change the covenant in whole or in part.


With the exception of Daniel J McGlade, all property owners subject to the covenant, documented in the Warranty Deed #127760, **do not agree to change of the zoning for the property**, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W, from urban agriculture to light industrial. As such, Daniel J. McGlade does not have the majority vote to change the zoning of the property in question.

Attached is a copy of the Warranty Deed #127760 for your perusal.

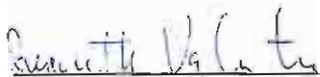
Below are the signatures of all property owners that are subject to a restrictive covenant, which was established in a Warranty Deed #127760, recorded for the property on June 5, 1972, & created by J.J. Nichols and Sybil Nichols, which oppose the change the zoning for the property listed above.


Signature of Dean D. Dick

Date Signed: 8/27/15


Signature of John E. Rosberg

Date Signed: 8-29-15


Signature of Jeanette L. Valentin

Date Signed: 8-29-2015

RECORDED	JUNE 8 1972	AS 1/4	SECTION 3
BY BOOK	241	OF	-Deeds
NO.	127750	PAGE	2
		JURY 2, 1972	
		COUNTY CLERK	

WARRANTY DEED

J. J. NICHOLS and SYBIL MARIE NICHOLS, husband and wife, grantors, of Casper, Natrona County, and State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO:

JESS W. BLACK and MARIE BLACK,
husband and wife,

grantees, of Natrona County and State of Wyoming, the following described real estate, situate in Natrona County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

A parcel being the NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 3, Township 33 North, Range 80 West of the 6th Principal Meridian, and being more particularly set forth and described by metes and bounds as follows:

Beginning at the northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ (Lot 2), Section 3, thence along the easterly line thereof, S. 1°10' E., 646.7 feet to the southeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along the southerly line thereof, S. 89°31' W., 657.5 feet to the southwest corner; thence along the westerly line of said parcel and NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 3, N. 0° 51' W., 646.7 feet to the northwest corner thereof and a point in the north line of said Section 3; thence along the northerly line thereof, N. 89° 31' E., 653.9 feet to the point of beginning and containing 9.73 acres, more or less and is conveyed subject to any and all easements and rights of way existing or of record.

Together with the right to perpetually use a roadway and culvert sufficient for vehicular traffic across the irrigation canal to be constructed by Grantors forthwith at Grantors' sole cost from the Zero Road to the subject lands at a point to coincide with the NW $\frac{1}{4}$ corner of the land herein conveyed which said roadway is deemed to be a material part of the grant herein made for the consideration paid.

EXCEPTING AND RESERVING unto Grantors, their heirs, successors and assigns a perpetual easement for the construction of a public road a strip of land 25 feet in width adjacent to the west boundary line of the tract herein conveyed, provided Grantors shall also provide an additional strip of land 25 feet in width as an easement for the construction of said public road adjacent to and on the east side of the west boundary line of the tract herein conveyed.

The lands herein conveyed shall be subject to the following restrictive covenant which shall be deemed covenants running with the land and enforceable by

Grantors, their heirs, successors and assigns as to any lands located within Lot 2, Lot 3, SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 33 North, Range 80 West:

- (1) That the lands shall be used primarily for single family residential purposes and no commercial use of said lands shall be permitted. No business, commercial or manufacturing enterprise or any enterprise of any kind or nature, whether or not conducted for profit, shall be operated, maintained or conducted on the lands or in any dwelling or building erected or placed thereon, nor shall any signs, billboards or advertising device, except suitable signs to permit the sale thereof, be erected, placed upon or permitted to remain on any tract in said lands. No trailer, basement, garage or other structure of a temporary nature shall be used as a place of residence or habitation either temporarily or permanently except such as may be customarily employed by contractors for and during the course of construction of improvements and all dwellings shall be completed not later than one (1) years after date of commencement. No house trailer, tent, or other structure of a temporary or unsubstantial nature shall be erected, placed upon or permitted to remain on the lands. If any horses, dogs or domestic animals are kept for personal use, they shall be controlled by fencing or other suitable confinement.
- (2) No commercial farming or livestock raising, treating, finishing or slaughtering shall be performed or carried on on the lands.
- (3) Grantees, their successors and assigns, shall not subdivide the lands herein conveyed into any tracts less than two & one-half acres per tract.
- (4) No outside toilets shall be installed or maintained on the lands and all plumbing shall be connected to a septic tank or sewer constructed and installed in accordance with the County and State Health Specifications.
- (5) No inoperative motor vehicle shall be stored or parked on the lands.
- (6) No part of the lands shall be used or maintained as a dumping ground for rubbish, trash, garbage, and other waste shall not be kept thereon except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

All covenants are to run with the land and shall be binding upon grantees and all persons claiming under them until July 5, 1993, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of the persons owning the majority of the acreage within the lands it is agreed to change said covenants in whole or in part.

WITNESS our hands this 19th day of April, 1972.

J. J. Nichols
J. J. Nichols

Sybil Marie Nichols
Sybil Marie Nichols

+++++
STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me this 19th day of April, 1972, by J. J. Nichols and Sybil Marie Nichols, husband and wife.

my hand and official seal.



Anne R. Clark

Notary Public

My Commission expires:

Oct. 19, 1975

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

Dear Natrona County Planning Commission,

A recent request, by Daniel J. McGlade, has been submitted to you with regards to the zoning of his 9.73 acre property located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W. The current zoning of the property is urban agricultural, and Mr. McGlade has requested to change the zoning to light industrial.

It is my understanding that Daniel J. McGlade does not intend to keep the property, but is trying to increase the value by changing the zoning from urban agricultural to light industrial (light industrial properties typically have greater monetary value). He then he intends to sell it for a profit. He does not intend to remain within the neighborhood, see the consequences, or hear the discourse of the surrounding neighbors with regards to this change.

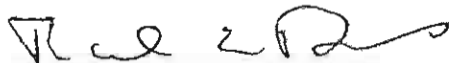
I am a residential/agricultural owner that lives nearby the property listed above. I am concerned that the introduction of a new, light industrial property within our community will have a negative impact on my property and the value of my property. I am also concerned with whether it will have a negative impact upon my lifestyle, to my family, and to our welfare.

This urban/agricultural community has been long standing and is in excellent condition. We do not want the community to be detracted from. We do not want an introduction of light industrial zoning into our community.

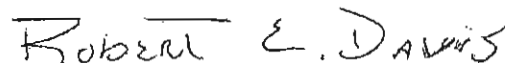
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I **oppose** the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,



Signature



Printed Name

Date Signed: 8-26-15

Address: 433 Six Mile Rd

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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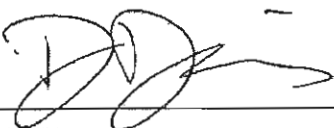
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I **oppose** the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,



Signature
Date Signed: 8-26-15



Printed Name
Address: 1633 Six Mile Rd

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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I **oppose** the zoning change of Daniel J. McGlade's property, located with within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,

Patricia Bolton

Signature

Patricia Bolton

Printed Name

Date Signed: 8-29-15

Address: P.O. Box 75-1

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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I **oppose** the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,


Signature

Date Signed: 8-25-15

Lawrence Bortor
Printed Name

Address: 635-6 mile Rd.

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

Dear Natrona County Planning Commission,

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I **oppose** the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,

Deborah Strong
Signature

Date Signed: 8/29/15

Deborah Strong
Printed Name

Address: 860 N. 6 Mile Rd.
Casper, WY
82604

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

Dear Natrona County Planning Commission,

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I oppose the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,


Signature

Date Signed: 8/29/15

GARY STRONG
Printed Name

Address: 860 N. G. MILLER RD.
CASPER, WY 82604

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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I **oppose** the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,



Signature



Printed Name

Date Signed: 28 Aug 15

Address: 820 N 64th RD
CASPER WY 82644-2059

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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Sincerely,


Signature

Date Signed: 8/28/15


Printed Name
Address: 504 Resping Ln

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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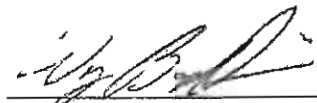
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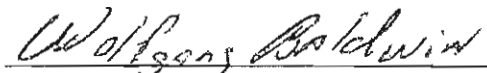
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Sincerely,



Signature



Printed Name

Date Signed: 8-29-15

Address: 904 Rosburg Rd.

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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Sincerely,



Signature

Date Signed: 8-29-15

Lance Thormahlen
Printed Name

Address: 6715 Zero Rd

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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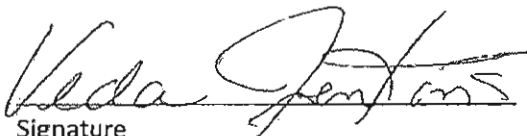
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Sincerely,


Signature

Date Signed: 8-29-15

VEDA JENKINS
Printed Name

Address: P.O. Box 1105
1094 Rosberg Rd

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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Sincerely,



Signature

Date Signed: 8/29/15

RANDALL JENKINS

Printed Name

Address: 1094 ROSBERS Rd

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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This urban/agricultural community has been long standing and is in excellent condition. We do not want the community to be detracted from. We do not want an introduction of light industrial zoning into our community.

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I oppose the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,

John Rasberg
Signature

Date Signed: 8-29-15

John Rasberg
Printed Name

Address: 1023 Rasberg Rd

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

Dear Natrona County Planning Commission,

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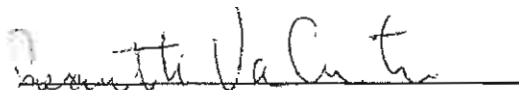
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I **oppose** the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,


Signature

Date Signed: 8-29-2015

Seanette Valentini
Printed Name

Address: 932 Rosenberg

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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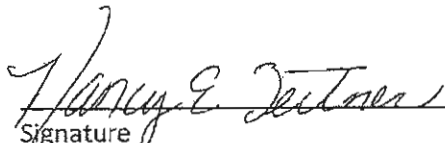
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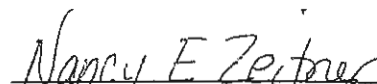
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I **oppose** the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,


Signature

Date Signed: 08/26/15


Printed Name

Address: 924 Rosberg

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

Dear Natrona County Planning Commission,

A recent request, by Daniel J. McGlade, has been submitted to you with regards to the zoning of his 9.73 acre property located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W. The current zoning of the property is urban agricultural, and Mr. McGlade has requested to change the zoning to light industrial.

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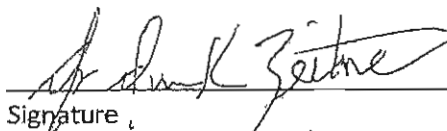
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Sincerely,


Signature

Date Signed: 08/29/2015

Dr. Dean K. Zeitner
Printed Name

Address: 924 Rosberg

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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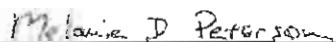
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Sincerely,



Signature



Printed Name

Date Signed: Aug. 30, 2015

Address: 695 Six Mile Rd
Casper WY 82604

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

Dear Natrona County Planning Commission,

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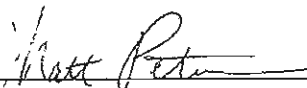
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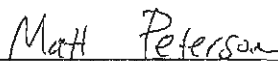
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Sincerely,



Signature

Date Signed: 8/31/15



Printed Name

Address: 695 Six Mile Rd

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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I **oppose** the zoning change of Daniel J. McGlade's property, located with within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,



Signature



Printed Name

Date Signed: 8-30-15

Address: 10245 ZERO RD

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

Dear Natrona County Planning Commission,

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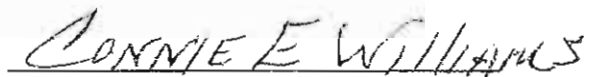
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I **oppose** the zoning change of Daniel J. McGlade's property, located with within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,



Signature



Printed Name

Date Signed: 8-30-15

Address: 10245 ZERO RD

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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I oppose the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,


Signature

Date Signed: 8/29/15


Printed Name

Address: 6715 Hero Rd.
Casper

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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I **oppose** the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,


Signature

Michael R. Jones
Printed Name

Date Signed: 8-29-15

Address: 626 N. Denver M.L. Rd

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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Sincerely,

Dee Jones
Signature

Date Signed: 8/29/15

Dee Jones
Printed Name

Address: 626 Seven Mile Rd
Casper, WY 82604

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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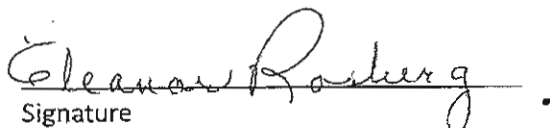
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Sincerely,


Signature

Date Signed: Aug 29 - 2015


Printed Name

Address: 1023 Rosberg Rd.

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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Sincerely,



Signature

Date Signed: 8-29-15



Printed Name

Address: 6805 Zero Road

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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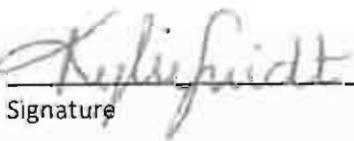
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The introduction of spot zoning is deeply disturbing because it opens the door for a continuance of that behavior. Currently, there is a clear north-south break between urban agriculture and light industrial (please see map attachment). The introduction of a new light industrial zone within the urban agriculture community could influence good neighbors to follow suit and change the zoning of their property for the purpose of selling at a greater profit. In order to protect property rights of current members of the community, it would make sense not to infringe upon their rights, by changing the zoning of the area.

I **oppose** the zoning change of Daniel J. McGlade's property, located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W.

Sincerely,


Signature

Date Signed: 8-29-15

KYLIE SMIDT
Printed Name

Address: 1809 2nd Rd

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

Dear Natrona County Planning Commission,

A recent request, by Daniel J. McGlade, has been submitted to you with regards to the zoning of his 9.73 acre property located within the congressional boundary of NE¼, NW¼, NE¼ (Lot 2) of Section 3, Township 33N, Range 80W. The current zoning of the property is urban agricultural, and Mr. McGlade has requested to change the zoning to light industrial.

It is my understanding that Daniel J. McGlade does not intend to keep the property, but is trying to increase the value by changing the zoning from urban agricultural to light industrial (light industrial properties typically have greater monetary value). He then he intends to sell it for a profit. He does not intend to remain within the neighborhood, see the consequences, or hear the discourse of the surrounding neighbors with regards to this change.

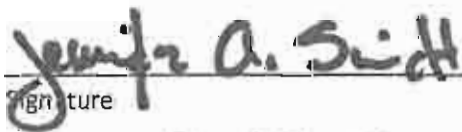
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Sincerely,


Signature

Date Signed: 8-29-15


Printed Name

Address: 6809 Zero Rd

Natrona County Planning Commission
Commissioner's Meeting Room
200 North Center St.
Casper Wy, 82601

August 26, 2015

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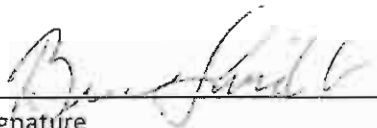
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Sincerely,



Signature


Date Signed: 8-29-15



Printed Name

Address: 1809 1450 RD.

Legend

 Parcels opposed

Subject Property

N



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ZONE CHANGE APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

FROM: Urban Agriculture (UA)

TO: Commercial (C)

Applicant:

Owner:

1. Name Kevin W. Rich

Name Wyoming Land Acquisition Partners I LLC

2. Address 640 S. 4th St., Suite 200
Louisville, KY 40202

Address 7373 Doubletree Rd., Suite 230
Scottsdale, AZ 85258

3. Phone (502) 442.0601

Phone (480) 951.1515

4. Legal description and size of property (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter-section, section, township and range). _____

PT E1/2 W1/2: (E OF I-25) 4-34-79 143.790 E / 691.52 acres

Parcel ID: 34790420001900

5. Common description of the property to be rezoned (street address and location description):

Subject property is located east of, and adjacent to, I-25, approx. 2.0 miles south of the Ormsby Rd interchange and partially fronted by Salt Creek Highway

6. Type of sewage disposal: Public ☐ Septic ☐ Holding Tank ☐ Other ☐

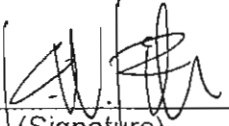
7. Source of Water

8. This property was purchased from: _____

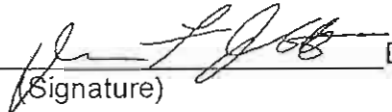
9. The date this property was purchased: _____

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to give authority to violate or cancel the provisions of any other State or local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record. I (We) further understand that all application fees are non-refundable.

Rev. 9/30/2008

Applicant:  Date: July 15, 2015
(Signature)

Print Applicant Name: Kevin W. Rich

Owner:  Date: July 15, 2015
(Signature)

Print Owner Name: Benjamin F. Brooks III

RICH DESIGN STUDIOS

July 20, 2015

Ms. Trish Chavis, Planner
Natrona County Development Department
200 North Center Street
Suite 202
Casper, Wyoming 82601

RE: Parcel ID 34790420001900 – Zone Change Letter of Explanation

Ms. Chavis

On behalf of Wyoming Land Acquisition Partners I, LLC (hereinafter "Owner"), I present this Letter of Explanation as a part of the Zone Change Application submittal for a 691.52 acre parcel of land north of Casper in Natrona County, Parcel ID 34790420001900 (hereinafter "Property").

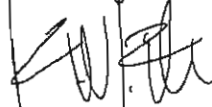
This appeal recognizes that the land and its surrounding environs has changed or is changing to such a degree that it is in the public interest to recognize the changing character of the area. Additionally, according to Section 2, Paragraph X of the Natrona County Zoning Resolution, the Natrona County Board of County Commissioners has identified a key goal and policy to "encourage the development of commercial uses at the intersection of major roads and highways".

The Owner is aware of plans for a new Interchange along Interstate 25, east of the Town of Bar Nunn and within the western boundary of the Property and has had conversations with WYDOT to this affect. Under the current zoning designation of Urban Agriculture (UA), few commercial uses are permitted within the subject Property. Additionally, current sign regulations, as outlined in Section 4 of the Natrona County Zoning Resolution, are limited to the Commercial (C), Light Industrial (LI) and Heavy Industrial (HI) zone districts for the installation of large free-standing, advertising and billboard signs, and are therefore prohibited within the UA zone district. The Owner would like to install a large sign advertising the future development of a master planned community project within the Property, but cannot due to the current zoning designation of the Property.

In anticipation of the new I-25 interchange and recognizing the significant affect this will have on the Property and the surrounding environs, the Owner requests the zone change from UA to C be granted. This will allow for development of commercial uses within the Property, as well as the installation of a large, advertising sign per current Natrona County Zoning Resolution regulations.

Please do not hesitate to contact me with any comments or questions regarding this submittal.

Kindest Regards



Kevin W. Rich ASLA, APA, CLARB
Principal

attachments: (5), incl. site plan (10 copies)
cc: (Benjamin F. Brooks, Ryan Ford)

REQUEST FOR ZONE MAP AMENDMENT

ZC15-3

STAFF REPORT: Trish Chavis

August 18, 2015

For

September 8, 2015

Planning and Zoning Commission

And

October 6, 2015

Board of County Commission Meeting

Applicant: Kevin Rich on behalf of Wyoming Land Acquisition Partners I LLC

Request: Zone change from Urban Agriculture (UA) to Commercial (C) zoning for approximately 691 acres.

BACKGROUND

The subject property was zoned Open District until 1980 when the county wide rezone changed this parcel to Agriculture (A). In 2000 the Zoning Resolution consolidated the zoning districts and in this case the Agriculture (A) district became Urban Agriculture (UA).

LOCATION AND ZONING

The property is located in a portion of Sections 4 & 9, Township 34 North, Range 79 West of the 6th Principle Meridian, Natrona County, Wyoming. The parcel is located east of US Interstate I-25 at the proposed Bar Nunn/Westwinds Road interchange and contains roughly 691 acres.

As stated above this property is zoned Urban Agriculture (UA). The surrounding properties are zoned Urban Agriculture (UA).

GENERAL STANDARDS
FOR
ZONE MAP AMENDMENTS

Definition: An applicant must demonstrate that at least one of the following criteria is met for the approval to be consistent with the Zoning Resolution:

- 1) Is necessary to come into compliance with the Natrona County Development Plan.
- 2) Existing zoning of the land was the result of a clerical error.
- 3) Existing zoning of the land was based on a mistake of fact.
- 4) Existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.
- 5) The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
- 6) Proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Natrona County Development Plan.

The applicant is seeking this Zone Map Amendment under Criteria #5. The following is from the statement provided by the applicant:

- The Natrona County Board of County Commissioners has identified a key goal and policy to “encourage the development of commercial uses at the intersection of major roads and highway”.
- The owner is aware of plans for a new interchange along I-25, east of Bar Nunn and within the western boundary of the property, owner has also spoke with WYDOT about this.
- Urban Agriculture has few commercial uses that are permitted.
- The owner would like to install a large sign advertising the future development of a master planned community project within the property, but cannot due to the current zoning regulations.
- In anticipation of the new I-25 interchange and recognizing the significant affect this will have on the property and the surrounding environs, the owner requests the zone change from UA to C be granted.
- This will allow for commercial uses within the property as well as the installation of the advertising sign per Natrona County Zoning Resolution regulations.

Proposed finding if fact: Staff does find evidence that this criterion has been met. The property is located where the future Westwinds interchange is scheduled by WYDOT. With the interchange the desire for commercial property will increase.

In the last ten years this area has seen a great deal of growth, the area to the northeast (BB Brooks) had upwards of 750 tracts, a majority which have sold and are now being built on. There is also north Bar Nunn, this area has had roughly 500 new residential lots platted with less than half remaining vacant.

The zone change for this property is supported by the Development Plan. The Planning Neighborhood for this property is Neighborhood 58 – Soda Lake. The land use projection for this area is to continue with industrial type zoning along US Interstate I-25.

The zone change is also supported by the *Natrona County Zoning Resolution* (Goals and policies) Chapter 1, Section 2(x). Encourage the development of commercial uses at the intersection of major roads.

PROPOSED MOTION

Staff proposes a motion and vote by the Planning and Zoning Commission to recommend approval by the Board of County Commissioners of the proposed zone change from Urban Agriculture (UA) to Commercial (C) zoning district.

Staff also recommends that the motion incorporate by reference all findings of fact set forth herein and make them a part thereof.

PUBLIC COMMENT

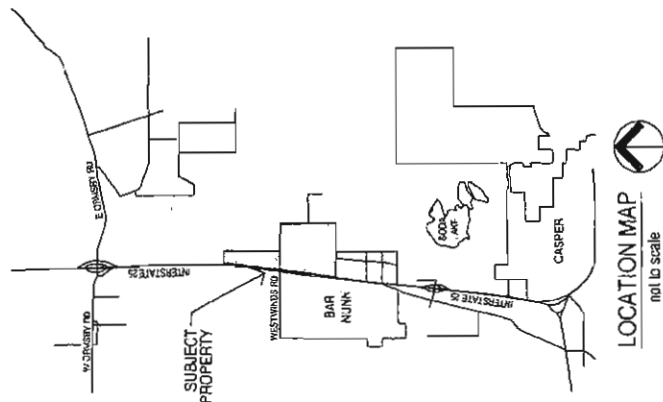
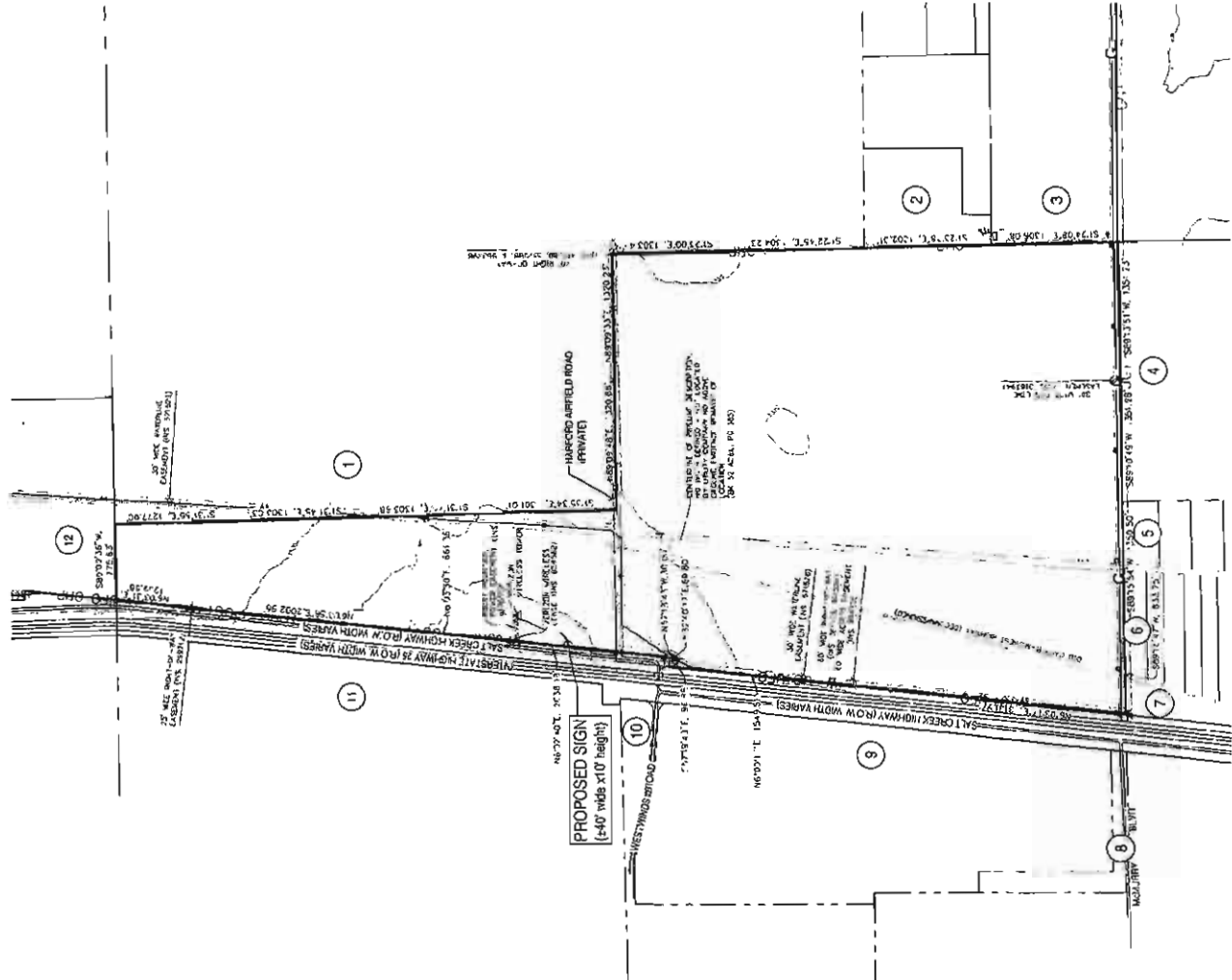
As of the date of this staff report 2 comments in opposition have been received.

ADJACENT PROPERTY OWNERS

#	PARCEL	OWNER & ADDRESS
1.	34790310000500	John Buckingham po box 765, casper, wy 82402
2.	34791030001700	Robin & Pam Irwin Liv Trust G-13-12 po box 2001, casper, wy 82402
3.	34791030001600	Irwin & Irwin, Inc. po box 2001, casper, wy 82402
4.	34791610000200	State of Wyoming po box 1708, cheyenne, wy 82002
5.	34791620100100	State School address unknown, casper, wy 82401
6.	34791620100100	State School address unknown, casper, wy 82401
7.	34791620000100	State of Wyoming po box 1708, cheyenne, wy 82002
8.	34790840000100	Town of Bar Nunn 4820 westwell industrial ave, bar nunn, wy 82801
9.	34790810001000	Robert McMurry po box 2323, mills, wy 82644
10.	34790810100300	Robert McMurry po box 2323, mills, wy 82644
11.	34790420002200	Eastgate Ranch llc 2400 daude creek rd, casper, wy 82524
12.	35792110003800	Wyoming Land Acquisition Partners llc 7373 doubletree ranch rd, arroyoside, az 85558

PROPERTY DATA

property size	691.52 acres
current zoning	urban agriculture (ua)
proposed zoning	commercial (c)
current land-use	vacant / ranch
proposed land-use	vacant / ranch



SITE PLAN	
DATE	07.20.2015
OWNER	WYOMING LAND ACQUISITION PARTNERS I, LLC 7373 DOUBLETREE RANCH ROAD SUITE 230 SCOTTSDALE, ARIZONA 85238
DATE ISSUED	07.20.2015
DESIGNED BY	ERIC SCHOEN
CHECKED BY	ERIC SCHOEN
SCALE	1 inch = 1200 feet
PROJECT	7373 DOUBLETREE RANCH ROAD SUITE 230 SCOTTSDALE, ARIZONA 85238
PREPARED BY	RICH DESIGN STUDIOS LAND PLANNING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE 460 SOUTH 4TH STREET, SUITE 300, SCOTTSDALE, ARIZONA 85202 520.442.0200 www.richdesignstudios.com

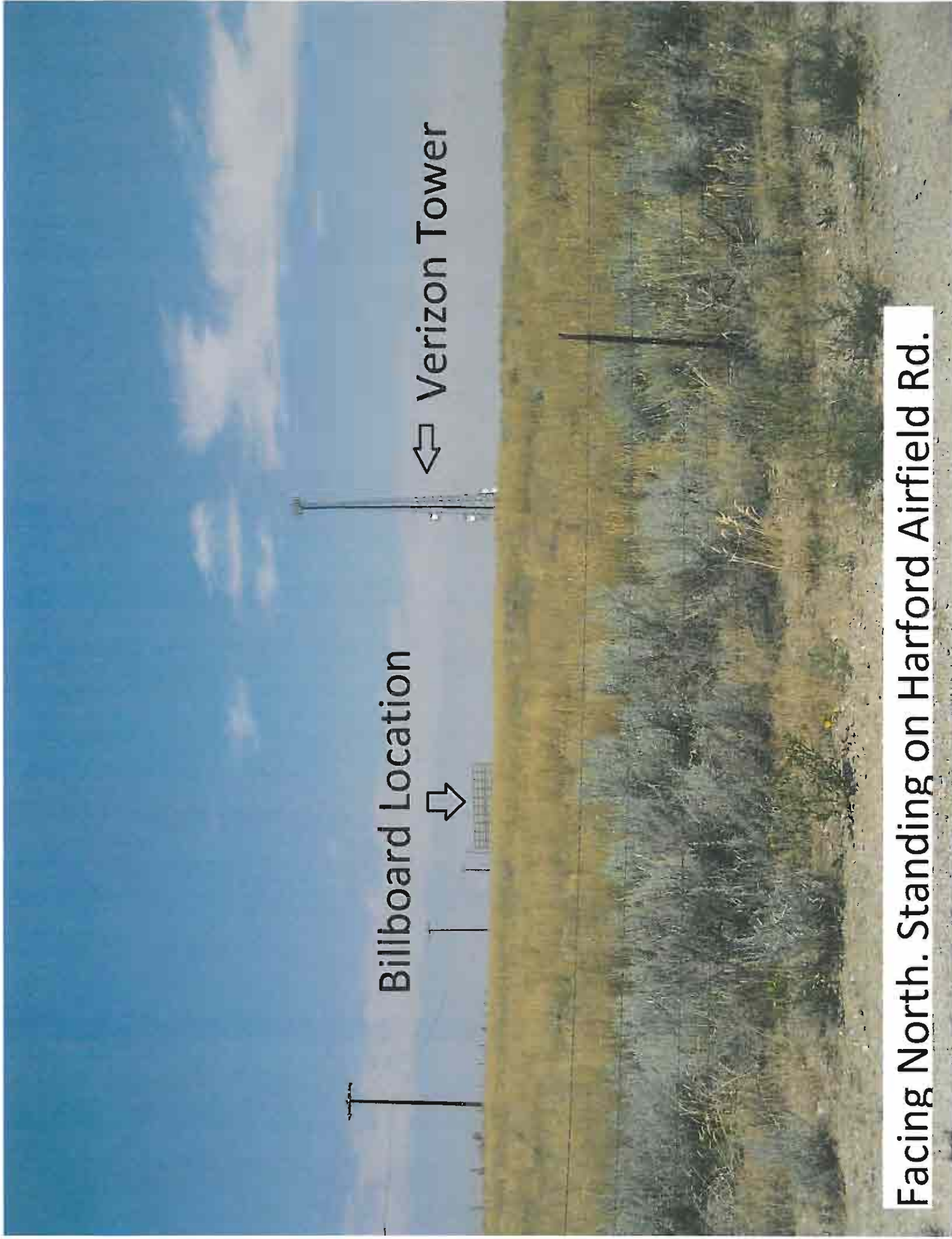
Billboard Location

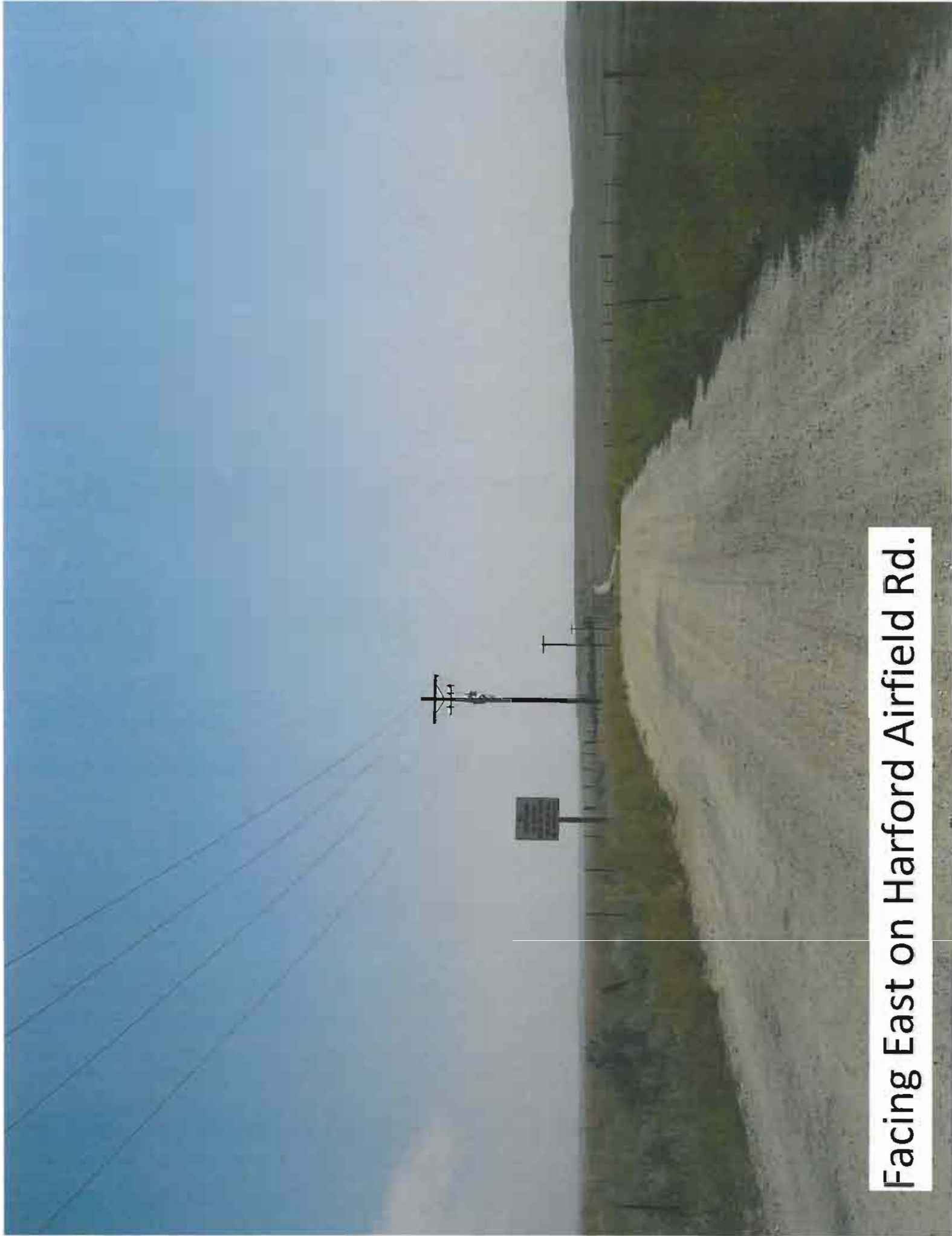


Verizon Tower



Facing North. Standing on Harford Airfield Rd.





Facing East on Harford Airfield Rd.

I-25



Facing South. Standing on Harford Airfield Rd.



Facing South. At entrance to Verizon Tower.

New Bar Nunn Water Tower



I-25



Frontage Rd.



Facing West. At Verizon entrance.

August 27, 2015



Natrona County Development Department:

I am a house and landowner residing at 9850 Harford Airfield Road who would like to voice my concern over the re-zoning of an existing Urban Agricultural district into a Commercial district. The re-zoning of said property of Sections 04 and 09, Township 34 North, Ranger 79 West of the 6th Principal Meridian, of Natrona County, Wyoming, greatly affects me on two sides---both south and west of my ranch. In fact, the southeast corner is directly adjacent to the driveway of my house. I have a vested interest as to how my life and property would and will be impacted by such a change in land operation.

My concerns are as follows:

Concerns for wells and water quality/quantity. How will this commercial development affect our existing waterwells if more wells have to be drilled? Will development of this land mean that businesses will be supplied with city water?

Increased travel. This development requires travel along several miles of roadways that are primarily used for residential and ranch traffic. Increased traffic exposes residents out here to additional risk, as well as additional noise and dust pollution.

Property values. What assurances are there that property values will not be severely damaged? Commercial property next to ranch and/or residential property devalues the land.

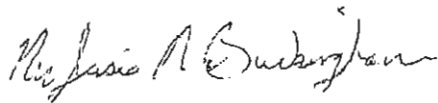
Aesthetic value. There already exists property that is being developed for commercial purposes. This is a beautiful area that is much more appropriate for being developed as a residential district. How much

received
8-31-15

"Commercial Sprawl" will the Natrona County Development Department condone? Please consider keeping this area zoned for agricultural use or for future housing development over industrial development. Once this land is rezoned from Agricultural...the landscape of this mountain view area is forever altered.

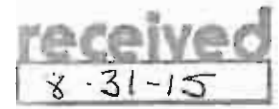
In conclusion, my concerns are that property values and quality of life will be impacted. I also realize, in all probability that a re-zoning permit will be issued. The question is whether or not concerns of area residents will be addressed. What guidelines and/or reasonable restrictions can be placed on this development so that my quality of life, as well as other families lives, property values, and safety and health issues are minimally impacted?

Thank you,



Jessie M. Buckingham

DENNIS E. & DEB SMITH
P.O. BOX 37
MILLS WY 82644
Physical Address: 1420 Harford Airfield Rd.
307-259-8270



August 31, 2015

RE: ZC15-3 KEVIN RICH ZONE CHANGE

Natrona County Planning and Zoning Commission:

We would like to take this opportunity to disagree with this request for a Zone change from Urban Agriculture to Commercial. Our reasons are stated below for your consideration:

We find it very ironic that what triggered this Zone change was all due to the illegal bill board sign that was erected without the proper permits. Due to the fact that he was ordered to take the sign down by the Commission but could leave the structure up tells me that you are going to allow this Zone change. I sure hope I am wrong with that statement and that you will consider our concerns. I have a feeling that I am wasting my time in this matter.

BB Brooks property is adjacent to an active Airport of which the runway runs West and East, the planes take off and fly right over BB Brooks property, if there are to be tall buildings built on that land then we may end up with a horrible accident.


The Road going into this property is a private road that is maintained by our family. At our expense. We have it posted as a no trespassing road as we try to keep the traffic down as much as possible.

With the new building going on in Bar Nunn, both residential and commercial at this time the traffic and the trash have been horrible on Salt Creek Highway. I don't think it can handle much more and with McMurry hauling out of the Gravel pit at the end of Salt Creek Hwy the Big trucks are just tearing up the Highway. It will help when the exchange at the underpass is built but who knows how many years that will take to complete.

We are also very concerned what this will do to our land value for the future. Having to travel through a bunch of commercial building to get to our residential property will take a toll. Harford road drifts very badly in the winter so I just cannot imagine what it will do with buildings on that land, more than likely it will cause it to be impassable so therefore we will not be able to get to our home. In the past winters we have been snowed in for several days as the snow drifts get as high as 6 foot of which BB Brooks fences cause that problem.

I have lived at the Harford Airfield since the early 70's and then purchased my land in the Mid 80's. The View is breathtaking. It would be a shame to lose that after all these years.

I hope that you consider all of my concerns and not allow this Zone Change that is being requested.

Regards,

Deb Smith